



TOWN HALL  
4 Boltwood Avenue  
Amherst, MA 01002-2351

HISTORICAL COMMISSION  
(413) 259-3040  
(413) 259-2410 [Fax]  
[planning@amherstma.gov](mailto:planning@amherstma.gov)

## ARTICLE \_\_. Community Preservation Act – Historical Preservation (Amherst Historical Commission)

### Proposed Fiscal Year 2012 CPA Historic Preservation Projects

The following draft FY2012 CPA proposals represent the ongoing historic preservation priorities of the Town of Amherst as recommended by the Amherst Historical Commission on December 7, 2010 in implementation of the Amherst Preservation Plan, other historic preservation planning, and assessment of community needs. Funding for historic preservation projects will be sought through Town Meeting appropriations of Community Preservation Act funds, state and other grants, private donations, and Town Meeting appropriation of local tax revenue through the capital budget. This FY 2012 historic preservation budget is a working document and may be subject to change and adjustment.

#### I. Historic Preservation Capital Projects Cost

##### *Individual building/site projects:*

➤ West Cemetery: Restoration of historic cast iron fencing that surrounds the Dickinson and Cutler family plots	\$50,000
➤ Town Clerk: Archival materials conservation/restoration	\$10,000
➤ Amherst Historical Society & Museum: Structural and feasibility study	\$35,000
➤ North Amherst Community Farm:	
~ Emergency repairs for stabilization of large barn and carriage house	\$15,000
~ Structural evaluation and feasibility study for rehabilitation and adaptive (seasonal) reuse of barn and carriage house	\$10,000
➤ Jones Library:	
~ Chimney restoration ( <i>Not yet presented to Commission</i> )	\$113,000
~ Conservation of historic paintings	\$15,000
➤ North Amherst Library rehabilitation:	
~ Foundation stabilization	\$10,000
~ Insulation to preserve collections	\$11,000
➤ Hope Community Church rehabilitation:	
~ Roof	\$26,000
~ Foundation and drainage	\$19,000
➤ 235 East Pleasant Street: Feasibility study for rehabilitation and preservation options of existing farmhouse	\$10,000
➤ Hawthorne house restoration ( <i>Not yet presented to Commission</i> )	\$81,000
<b>TOTAL NEW FY2012 PROJECTS</b>	<b>\$405,000</b>

#### II. Previously-Obligated Funds Cost

##### *Individual building/site projects:*

▪ 575 North East Street compensation (year 5 of 5)	\$25,600
▪ Town Hall masonry (year 3 of 10)	\$28,350
<b>FY 2012 Total</b>	<b>\$458,950</b>

- **North Amherst Community Farm (NACF):**
- ~ **Emergency repairs for stabilization of large barn and carriage house      \$15,000**
- ~ **Structural evaluation and feasibility study for rehabilitation and adaptive (seasonal) reuse of barn and carriage house      \$10,000**

1. Feasibility of the project: The Board of Directors includes an architect (Laura Fitch) and a local historian who will help oversee the project.
2. Urgency of the project: The barn and carriage house have deteriorated significantly in the last 6-8 months, jeopardizing the structures' stability and likelihood of withstanding another year or two of New England winter.
3. Population(s) to be served by the project: The Board of Directors envisions the eventual conversion of the barn into a seasonal community space where public events will be hosted. The population currently targeted and served by the Simple Gifts Farm / NACF partnership is the 10,000 people living within a 1-1/2 mile radius of the farm. NACF's educational and cultural programming is aimed at strengthening the bonds within our diverse community; engage a wide diversity of adults and children in the culture of farming and raising farm animals, and raise awareness of the connection between sustainable food production and distribution and the health of the environment. For more information on the mission and population served, please see <http://www.nacfonline.org/>
4. Acquisition or preservation of threatened resources: The Historical Commission recognizes that Amherst is quickly losing its agrarian history and culture, amplified by the loss of barns and outbuildings. The barn is integral to the context of one of the last working farms in the center of Amherst.
5. Possibility of multiple sources of funding: The Board has limited financial resources, which are currently maximized to pay the mortgage on the property.
6. Complete description of project addressing cost: The project is the first step necessary to preserve the barn and carriage house and possibly convert it into a space where events could be hosted. The total cost of the preservation effort has been preliminarily estimated at \$200,000.
7. Documentation: Please see attached letter with cost estimates and images
8. Projected timeline for initiation and completion of project: Project expected to be implemented as soon as possible, with a timeframe of 6-8 months for completion of the study and 2-3 months for the emergency repairs. Completion of these projects would be at the discretion of the Board of Directors. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission, and a permanent historic preservation restriction transferred from the Farm to the Town.
9. Expectations for additional funding in future years: The NACF Board of Directors would continue to seek CPA funding to help complete the restoration of the barn, a project with an estimated cost of \$200,000.
10. Funding available: See answers above.
11. Priority set by Commission: Priority ranking not yet assigned by Commission



Jim Wald  
Chair, Amherst Historical Commission

**Board of Directors**

David Kastor, *Co-President*  
Carl Mailler, *Co-President*  
Steve Dunn, *Clerk*  
Penny Pekow, *Treasurer*

Beth Dichter  
Laura Fitch  
Don Gallagher  
John Gerber  
Robert Greeney  
Patricia Holland  
Denise Kim-Kusner  
Rob Kusner  
Ted White

**Executive Director**  
Therese Fitzsimmons

January 13, 2011

Dear Mr. Wald,

Our organization, North Amherst Community Farm, is applying for historical preservation funds through the CPA. I am writing to confirm that we understand that should such funds be awarded and should we accept them that we would be required to agree to an historic preservation restriction on the property.

Sincerely,

David Kastor  
NACF Co-President





9 December 2010

Amherst Historical Commission  
c/o Nathaniel Malloy

RE: North Amherst Community Farm – Barn Stabilization and Future Restoration

**Board of Directors**

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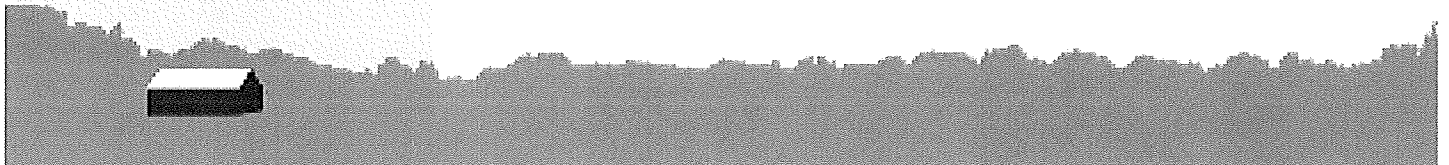
To Historical Commission and CPAC Members,

I am writing to you on behalf of The Board of Directors of the North Amherst Community Farm (NACF, a 501c3 corporation, chartered in Massachusetts) regarding the large barn and the connecting wing on the NACF property located at 1089 North Pleasant Street, Amherst. As the only architect on the board, I volunteered to conduct an assessment of the buildings on the property and to prioritize on-going maintenance and repairs. Unfortunately, what I discovered was that the large barn had deteriorated significantly in the last year – the north wall is buckling (see photo below).

In light of this discovery, we think it is important to act quickly to make emergency repairs, assess the building properly, and begin building a plan for its restoration. As the NACF is not flush with cash (still holding a significant mortgage), we are seeking CPAC funds for this work.



The large barn is approximately 40' x 60' and over 30' in height. According to David Parker, of Structural Restoration, the barn was constructed between 1785 and 1820. It is no longer used for sheltering animals or hay bales, just storage. With the exception of the north wall,



the structure is reasonably sound although it will need extensive repairs and the addition of piers if it is to survive for long. A very rough estimate for stabilization and restoration of the structure for storage and agricultural use is in the \$200,000 range.

NACF believes that the barn is an important structure worthy of preservation as it is a surviving part of a late-18th-early-19th-century farmstead characteristic of the early settlement of Amherst. The barn is unique in many ways and is still part of a working farm. The mission of the NACF is to "promote and support sustainable agriculture in the heart of North Amherst....to preserve and develop its 35 acre farm site into a productive and education agricultural resource for the community". At this point thousands of people come to the site for farm share pickup, festivals, and passive recreation. If it is preserved, the barn will remain a cultural symbol that will touch and educate many.

Ultimately NACF would like to use the barn for community purposes such as: educational activities, films or dramatic presentations, musical performances and food related workshops. The more modern structures on the property will house animals and working agricultural equipment.

Regarding costs for emergency repair and further assessment, we are requesting \$25,000 broken down as follows:

- \$10K for a structural evaluation and restoration plan for the barn and connector
- \$15K for urgent repairs to north wall and other areas as revealed by structural evaluation. This price is based on a rough estimate provided by Ziter Saloomey of Saloomey Construction (Otis, MA).

Please let me know if you have any questions. Thank you for consideration,



Laura Fitch, AIA  
Principal Architect  
Kraus-Fitch Architects  
413-549-5899  
[lfitch@krausfitch.com](mailto:lfitch@krausfitch.com)

cc: Jim Wald, Historical Commission  
Board of Directors, North Amherst Community Farm

David D. Parker  
Structural Restoration

802 579-9663

November 17, 2006

After inspecting the small out building which connects the main house to the large existing barn, I can provide you with the following information:

The existing barn was built around 1910. This building has been modified over the last 90+ years and was built with materials from other buildings.

The Main House was built between 1790-1825. The Large Barn was built between 1785-1820. Both buildings have a lot of English characteristics within the frames.

If you have any questions please feel free to contact me at 413 549-4439 or 802 579-9663.

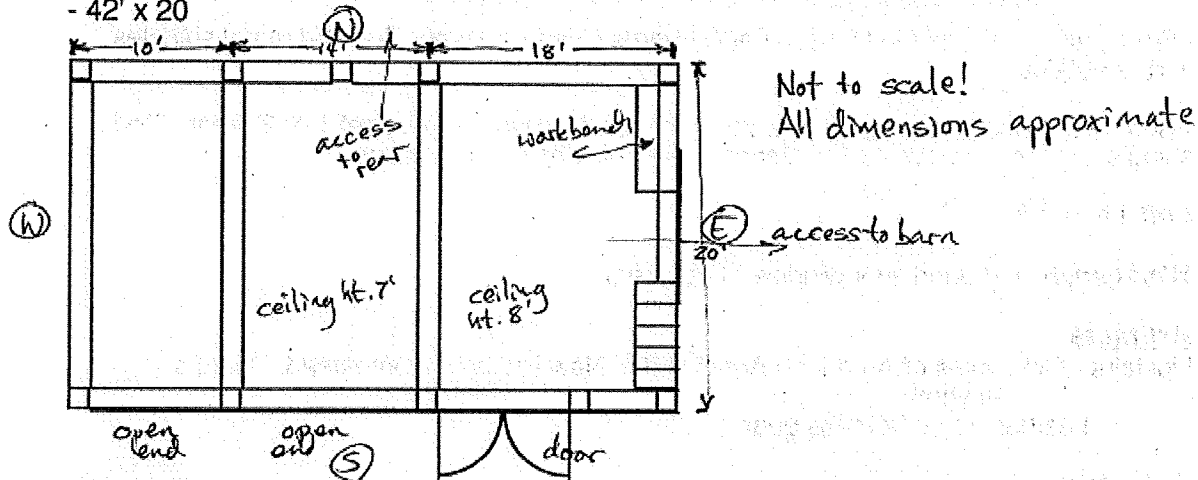
David D. Parker



## Notes on Carriage Shed 1089 N. Pleasant Street

### General

- Shed is crowded with debris. Makes access and detailed assessment difficult.
- 42' x 20'



### Foundation

- W rear section has granite block. Next section to E has dry laid stone. To E of that it is sunk into ground. (House foundation above grade is brick)

### Floor Poured concrete

### Wall Frame

- Post and beam. Mix of hewn and sawn timbers.
- Some members sawn on mill with circular blade. Indicate post 1850 milling. From Cows Lumber?
- Some are hand hewn. These seem to indicate reuse from a much older structure.
  - Front middle section of top plate
  - Rear top plate
  - Rear W bottom plate. Auger marks in mortise seem to have no lead screw holes. Could indicate 18th C mortice.
  - One post at rear door
  - Wall between shed and house
  - R middle cross beam
  - Rear cross members
- Rear bottom plate rotting
- Rear top plate broken from rot.

### Roof

- Mostly log rafters. Appear to be mix of birch, oak, pine, some with bark on. A few show charring from a fire, but they have been scraped down. Fire apparently occurred elsewhere, where logs came from, or were salvaged from previous a structure. Some rafter tails rotten in rear.
- Some rafters, various sizes of 2"x - 4"x dimension stock, esp. on W end.

- Ridge board approx. 1X7"
- Rear half of roof is detaching from front. Gap created allows rain in at peak. Rear roof is sagging badly. Two come-alongs hold roof together.
- Front half is sheathed in Horiz. pine(?) boards closely spaced. Pressed metal shingles visible outside.
- Rear half is sheathed in pine(?) boards many with rough edges, set 1 or 2" apart. Cedar shingles visible in spaces from interior. Slate shingles cover exterior.

Loft Later addition?

Workbench at ground floor window at right rear.

### Artifacts

Upstairs - Old copies of American Agriculturist, New England Homestead, Hoard's Dairyman.

- Leather Horse harness gear

Downstairs:

- Horse blanket(?), studded leather strap
- Old books in good condition
- Misc. tools and materials, esp. at workbench

### Conclusions

- Carriage house good example of New England farm building development.  
Big house, Little house, Back house, Barn.
- As an example of old crafts and farm work habits, it has significance.
- It is in dire need of stabilizing, and clean up.
- A professional evaluation could shed more light on history of parts and whole, and likely restoration.

Lyle Denit



## SECTION 13.4 STANDARDS FOR DESIGNATION AS A SIGNIFICANT STRUCTURE

The Historical Commission shall determine that a structure be designated as a *significant structure* if it meets one or more of the following criteria:

13.40 It is listed on, or is within an area listed on, the National Register of Historic Places, or is the subject of a pending application for listing on said National Register, or;

13.41 The Commission determines that the structure meets one or more of the following three criteria:

13.410 **Historical Importance.** The structure meets the criteria of historical importance if it:

13.4100 *yes* Has character, interest or value as part of the development, heritage or cultural characteristics of the town of Amherst, the Commonwealth of Massachusetts or the nation, or;

13.4101 *no* Is the site of an historic event, or;

13.4102 *no* Is identified with a person or group of persons who had some influence on society, or;

13.4103 *yes* Exemplifies the cultural, political, economic, social or historic heritage of the community.

13.411 **Architectural Importance.** The structure meets the criteria of architectural importance if it:

13.4110 *no* Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style, or;

13.4111 *no* Embodies those distinguishing characteristics of an architectural type, or;

13.4112 *no* Is the work of an architect, master builder or craftsman whose individual work has influenced the development of the Town, or;

13.4113 *maybe* Contains elements of architectural design, detail, materials or craftsmanship which represents a significant innovation.

13.412 **Geographic Importance.** The structure meets the criteria of geographic importance if:

13.4120 *no* The site is part of, or related to, a square, park, or other distinctive area, or;

13.4121 *yes* The structure, as to its unique location or its physical characteristics, represents an established and familiar visual feature of the neighborhood, village center, or the community as a whole.

